

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-2391

Issued out of the Court of Common Pleas of Centre County, Pennsylvania and to me directed, I will expose the following described property at public sale at the 3rd Floor, Court House Annex in the Town of Bellefonte County of Centre, Commonwealth of Pennsylvania on:

AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than ten (10) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

LEGAL DESCRIPTION

All that certain piece, parcel or lot of land situate in Marion Township, Centre County, Pennsylvania, being known as Lot No. 15 of Hickory Knob Subdivision, as shown upon a plan by Larson Design Group, Inc. dated June 6, 2001, and last revised June 27, 2001, Larson file #5496-011, recorded in Centre County Plat Book Volume 63, pages 182-186, bounded and described as follows:

Beginning at a set capped steel pin on the northern right of way line of Township Route 476 (Sand Ridge Road), (25.00 feet from the center line), common comer with Lot No. 14 of this Subdivision; thence along said line of Township Route 476 by the following two (2) courses and distances; 1) North 61° 15' 16" West, 148.81 feet to a point; 2) by a curve to the right having a radius of 750.00 feet, a delta angle of 13° 54' 54", an arc length of 182.15 feet, the long chord of which is North 54° 17' 49" West, 181.70 feet to a set capped steel pin on line of Lot No. 16 of this subdivision; thence along said Lot No. 16, North 60° 44' 10" East, 433.16 feet to a set capped steel pin on line of lands of Robert E. Seyler; thence along said Seyler lands, North 60° 28' 04" East, 102.78 feet to a set capped steel pin on line of Lot No. 14 of this Subdivision; thence along said Lot No. 14, South 23° 16' 36" West, 478.99 feet to a set capped steel pin on the northern right of way line of Township Route 476 (Sand Ridge Road), the point of beginning. Containing 1.841 acres, more or less, as above described.

Subject to a Right of Way Agreement dated August 10, 2001, between North-Lands, Inc. and West Penn Power Company d/b/a Allegheny Power, recorded in Centre County Record Book 1264, page 873.

Subject to a Utilities Declaration of Easement dated August 10, 2001, recorded in Centre County Record Book 1264, page 876.

BEING known and numbered as 851 Sand Ridge Road, Howard, PA 16841.

Being the same property conveyed to Sharon L. King, single who acquired title by virtue of a deed from David S. King and Sharon L. King, husband and wife, dated February 8, 2022, recorded February 28, 2022, as Document ID 1091, and recorded in Book 2288, Page 709A, Office of the Recorder of Deeds, Centre County, Pennsylvania.

PROPERTY ADDRESS: 851 SAND RIDGE RD, HOWARD, PA 16841

UPI / TAX PARCEL NUMBER: 09-006-,077-,0000-;DETACH;VINYL;4BDR;2ST;2003

Seized and taken into execution to be sold as the property of SHARON L KING in suit of WELLS FARGO BANK NA.

TERMS OF SALE: 20% DOWN AND BALANCE IN 10 DAYS

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

BRYAN L SAMPSEL, Sheriff
CENTRE COUNTY, Pennsylvania